

EXISTING ZONE: 1-3
PROPOSED ZONE: 1-5

1-5 ZONING REGULATIONS

MINIMUM LOT AREA	
ALLOWED	20,000 SQ. FT.
PROVIDED	92,832 SQ. FT.
MINIMUM LOT WIDTH	
ALLOWED	100 FEET
PROVIDED	155 FEET (STONECROFT BLVD)
MINIMUM YARD REQUIREMENTS	
FRONT YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE
SIDE YARD:	NOT LESS THAN 40 FEET
REAR YARD:	NO REQUIREMENT
BUILDING HEIGHT	
ALLOWED	75 FEET
EXISTING	±45 FEET
GROSS FLOOR AREA	
EXISTING	3,583 SQ. FT. (3 TRAILERS & GARAGE)
OPEN SPACE	
REQUIRED	15% OR 14,029 SQ. FT.
PROPOSED	15.3% OR 14,300 SQ. FT.
PARKING	
REQUIRED	1 SPACE PER EMPLOYEE, + 1 SPACE/COMPANY VEHICLE OR EQUIPMENT
PROVIDED	7 SPACES
FAR	
MAXIMUM PERMITTED FAR IN 1-5 DISTRICT:	0.50
PROPOSED FAR:	0.04

C-VALUE ANALYSIS

EXISTING CONDITION:

C-VALUE	AREA (Ac.)
IMPERVIOUS	0.00
GRAVEL	0.00
GRASS	0.30
	2.15 Ac.

WEIGHTED C-VALUE= 0.30

*BASED UPON INITIAL "FARMLAND" LAND USE PER DISCUSSIONS WITH FAIRFAX COUNTY STAFF MEMBERS.

PROPOSED CONDITION:

C-VALUE	AREA (Ac.)
IMPERVIOUS	0.90
GRAVEL	0.90
GRASS	0.30
	2.15 Ac.

WEIGHTED C-VALUE= 0.80

DRAINAGE ANALYSIS

PER 10-YEAR STORM EVENT (I=7.27 IN/HR)(tc=5 min.):

EXISTING CONDITION: AREA= 2.15 AC.
C" FACTOR= 0.30
Q10= 4.69 CFS

PROPOSED CONDITION: AREA= 2.15 AC.
C" FACTOR= 0.80
Q10= 12.50 CFS

OUTFALL NARRATIVE

STORMWATER RUNOFF SHALL BE COLLECTED THROUGH PROPOSED STORM SEWER INLETS LOCATED THROUGHOUT THE SITE. AS SHOWN ON THIS SHEET, THE RUNOFF RESULTING FROM DEVELOPMENT SHALL BE COLLECTED AND CONVEYED TO THE SOUTHWESTERN CORNER OF THE SITE THROUGH A PROPOSED CLOSED CONDUIT SYSTEM. UPON REACHING THE SOUTHWESTERN EXTENTS OF THE PROPERTY, FLOW IS THEN DIRECTED TO THE SOUTH WITHIN A PROPOSED CLOSED CONDUIT SYSTEM LOCATED WITHIN EXISTING, UNIMPROVED, RIGHT-OF-WAY (GLORUS ROAD). FLOW CONTINUES TO THE SOUTH WITHIN THIS PROPOSED SYSTEM UNTIL REACHING AN EXISTING 36" RCP STORM SEWER LOCATED ON THE NORTHERN SIDE OF MURDOCK STREET. AT THIS POINT, FLOW FROM THE SUBJECT SITE JOINS AN EXISTING CLOSED CONDUIT SYSTEM FROM ADJACENT DEVELOPMENT AND FLOWS WESTERLY ALONG MURDOCK STREET FOR APPROXIMATELY 218' UNTIL CROSSING UNDER MURDOCK STREET VIA AN EXISTING 36" RCP STORM SEWER. ONCE ACROSS MURDOCK STREET, FLOW CONTINUES TO THE SOUTH WITHIN AN EXISTING 53"x34" HEP RCP STORM SEWER FOR APPROXIMATELY 307' UNTIL DAYLIGHTING INTO AN EXISTING CONCRETE-LINED CHANNEL. THIS CONCRETE CHANNEL TRANSPORTS THE STORMWATER RUNOFF TO EXISTING REGIONAL WET POND #WP0155 FOR STORMWATER DETENTION AND BMP TREATMENT (SEE SWM NARRATIVE AND BMP NARRATIVE ON THIS SHEET). UPON RELEASE FROM WET POND #WP0155, WATER FLOWS TO AN EXISTING CUB RUN FLOODPLAIN, INTO CUB RUN, AND TO THE SOUTH UNTIL REACHING THE OCCOCHAN RIVER.

AS DESCRIBED IN THE SWM NARRATIVE, ON THIS SHEET, EXISTING WET POND #WP0155 WAS DESIGNED AND CONSTRUCTED TO ADEQUATELY DETAIN AND TREAT RUNOFF FROM THE SUBJECT SITE. AT THE TIME OF SITE PLAN SUBMITTAL/APPROVAL, IT SHALL BE DEMONSTRATED THAT THE DOWNSWATER DRAINAGE SYSTEM IS ADEQUATE TO CONVEY RUNOFF FROM THE SITE TO WET POND #WP0155 AND THAT THERE WILL BE NO ADVERSE EFFECTS TO THE DOWNSWATER DRAINAGE SYSTEM. BASED UPON PRELIMINARY COMPUTATIONS AND ANALYSIS, THE DOWNSWATER DRAINAGE SYSTEM IS EXPECTED TO BE ADEQUATE TO CONVEY THE MINOR INCREASES IN RUNOFF RESULTING FROM DEVELOPMENT. PRELIMINARY ENGINEERING CALCULATIONS SHOW THAT THE EXISTING DRAINAGE SYSTEM WILL ADEQUATELY CONVEY RUNOFF FROM THE SUBJECT SITE TO WET POND #WP0155 AND NO DOWNSWATER IMPROVEMENTS WILL BE NECESSARY. IF, HOWEVER, UPON THE FINAL ENGINEERING ANALYSIS IT IS FOUND THAT THE DOWNSWATER DRAINAGE SYSTEM IS INADEQUATE TO CONVEY THE POST-DEVELOPMENT RUNOFF, IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH SECTION 6-0200 OF THE FAIRFAX COUNTY PFM.

UPON SUBMITTAL OF THE SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE DOWNSWATER DRAINAGE SYSTEM IS ADEQUATE AND HAS BEEN ANALYZED TO A POINT THAT MEETS THE REQUIREMENTS OF SECTION 6-0203 OF THE FAIRFAX COUNTY PFM.

STORMWATER DETENTION NARRATIVE

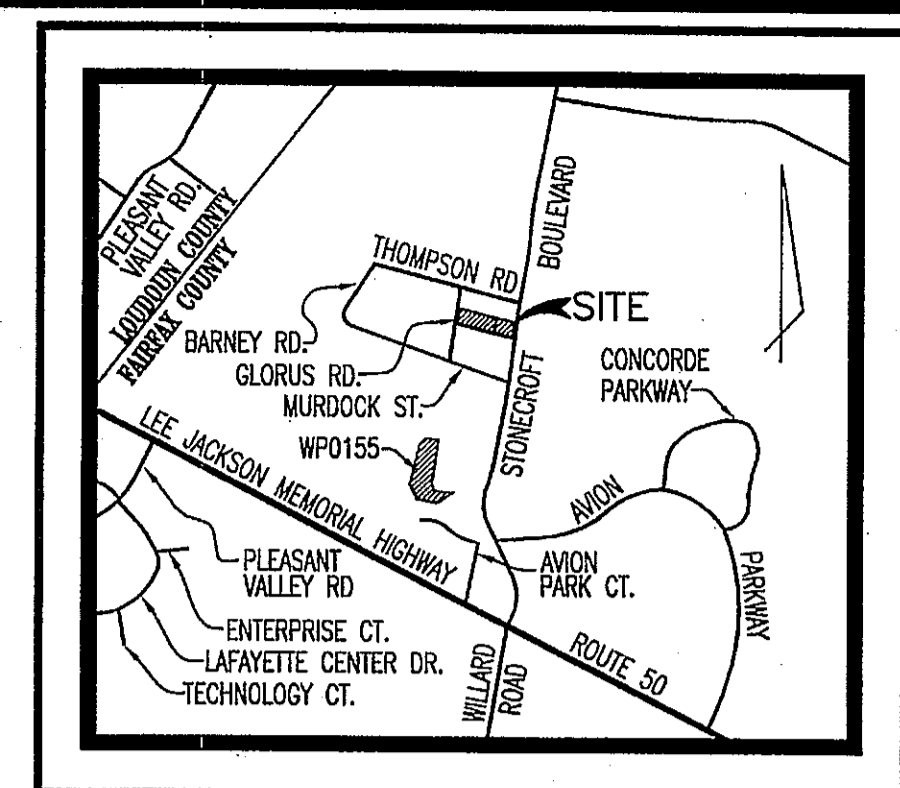
STORMWATER DETENTION MEASURES REQUIRED BY THE FAIRFAX COUNTY PFM FOR THE SUBJECT SITE SHALL BE MET THROUGH AN EXISTING, OFF-SITE, REGIONAL WET POND. AS SHOWN ON THE VICINITY MAP (THIS SHEET), THIS WET POND IS LOCATED TO THE SOUTH OF THE SUBJECT SITE, WITHIN THE CHANTILLY DISTRIBUTION CENTER DEVELOPMENT. ORIGINAL DESIGN AND CONSTRUCTION OF WP0155 OCCURRED AS PART OF FAIRFAX COUNTY APPROVED SITE PLAN #9232-SP-02-2 AND WAS LATER ENLARGED UNDER APPROVED FAIRFAX COUNTY SITE PLAN #9232-SP-03-2. REGIONAL FACILITY #WP0155 WAS DESIGNED AND CONSTRUCTED TO PROVIDE STORMWATER MANAGEMENT FOR APPROXIMATELY 69 ACRES, WHICH INCLUDES THE SUBJECT SITE. IT SHALL BE DEMONSTRATED AT THE TIME OF SITE PLAN SUBMITTAL/APPROVAL, THAT EXISTING FACILITY #WP0155 WAS DESIGNED TO ADEQUATELY DETAIN THE RUNOFF FROM THE SUBJECT SITE. IT SHALL BE FURTHER SHOWN THAT THE ANTICIPATED INCREASE IN RUNOFF RESULTING FROM THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE ADEQUATELY DETAINED THROUGH THE EXISTING SWM FACILITY AND THAT THE INCREASE IN RUNOFF SHALL NOT CAUSE ADVERSE EFFECTS TO THE DOWNSWATER DRAINAGE SYSTEM. ALTHOUGH IT IS NOT ANTICIPATED AT THIS TIME, SHOULD THE COMPUTATIONS AND FINAL ENGINEERING SHOW THAT THE OFF-SITE FACILITY IS NOT ADEQUATE TO DETAIN THE INCREASE IN RUNOFF FROM THE SUBJECT SITE, ON-SITE MEASURES SHALL BE INSTALLED BY THE APPLICANT.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 21 & 21)
Cluster Subdivision (9-615 13 & 13)
Development Plans PRC District 1 (16-302 2 & 4)
FDP - P Districts (except PRC) 916-502 1F & 1J
- Special Exceptions (9-011 21 & 21)
Commercial Revitalization Districts (9-622 2A (12) & (14))
PRC Plan (16-303 1B & 10)
Amendments (18-202 10F & 10I)
- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
 - A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 1.
 - Provide:
Facility Name/Type & No. _____
On-Site area served (acres) +/- 2.0 _____
Off-Site area served (acres) +/- 67.18 _____
Drainage area (acres) +/- 69.18 _____
Footprint area (sf) _____
Storage Volume (cf) +/- 24,867 _____
If pond, dam height (ft) +/- 12 _____
Totals _____
 - Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1.
Pond inlet and outlet pipe systems are shown on Sheet 1/A.
 - Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 1/A.
Type of maintenance access road surface noted on the plat is 1/A (asphalt, geoblock, gravel, etc.)
 - Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 1/A.
 - A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
 - A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.
 - A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 1.
 - Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1.
 - A submission waiver is requested for TO ALL W FOR THE USE OF AN OFF-SITE DETENTION FACILITY.
 - Stormwater management is not required because IT IS BEING PROVIDED OFF-SITE.



VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION

PARCEL 13A	62,291 SQ. FT.	1.4300 ACRES
PARCEL 13B	31,233 SQ. FT.	0.7170 ACRES
TOTAL AREA	93,524 SQ. FT.	2.1470 ACRES

- NOTES**
- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 33-2-(12). PARCELS 13A AND 13B AND CONSISTS OF A TOTAL OF 2.147 ACRES.
 - THE PROPERTY IS NOW IN THE NAME OF STEVEN C. BRYANT AS RECORDED IN DEED BOOK 15787 AT PAGE 84 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. IT IS CURRENTLY LOCATED IN THE 1-3 DISTRICT AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE AIRPORT NOISE IMPACT OVERLAY DISTRICT.
 - NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS 25 FEET WIDE OR GREATER ON THIS SITE.
 - THIS REQUEST IS TO REZONE THE PROPERTY SHOWN HEREON FROM THE LIGHT INTENSITY INDUSTRIAL DISTRICT (1-3) TO THE GENERAL INDUSTRIAL DISTRICT (1-5), TO OPERATE A CONTRACTOR'S OFFICE AND SHOP, MOTOR VEHICLE STORAGE AND IMPOUND YARD, AND RECYCLING CENTER.
 - TOPOGRAPHIC INFORMATION IS AT 1 FOOT INTERVALS. TOPOGRAPHIC AND BOUNDARY INFORMATION FOR THIS PROPERTY WAS DERIVED FROM A FIELD-RUN SURVEY BY RDA CONDUCTED IN APRIL 2008.
 - THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES REQUIRING PROTECTION LOCATED ON THIS SITE. NO ADVERSE EFFECTS ON THE NEIGHBORING PROPERTIES ARE ANTICIPATED BY THE PROPOSED USES.
 - THIS SITE WILL BE DEVELOPED AT SUCH TIME AS ALL REQUIRED PERMITS ARE APPROVED.
 - ACCORDING TO THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHIC MAPS AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON THIS SITE.
 - ANY PROPOSED OUTDOOR LIGHTING WILL CONFORM TO THE PERFORMANCE STANDARDS OF THE COUNTY'S ZONING ORDINANCE AND SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL. FULL CUT-OFF LIGHTING FIXTURES SHALL BE USED. ALL PEDESTAL LIGHT POLES SHALL BE NO GREATER THAN 15 FEET IN HEIGHT.
 - ACCORDING TO COUNTY MAPPING, THERE ARE NO RESOURCE PROTECTION AREAS (RPAs), 100-YEAR FLOODPLAIN OR AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THIS SITE.
 - EXCEPT AS NOTED, THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND THE COUNTY'S RECENTLY AMENDED COMPREHENSIVE PLAN.
 - THE APPLICANT SHALL DEDICATE APPROXIMATELY 13 FEET ALONG STONECROFT BOULEVARD TO MATCH THE DEVELOPMENT TO THE SOUTH. IT IS ANTICIPATED THAT A WAIVER WILL BE REQUESTED FOR PUBLIC STREET FRONTAGE IMPROVEMENTS INCLUDING SIDEWALK CONSTRUCTION.
 - THE APPLICANT IS SUBMITTING A DUSTLESS SURFACE WAIVER TO AVOID UNNECESSARY SITE DISTURBANCE. IN ADDITION, THE REMOVAL OF PORTIONS OF THE EXISTING PAVED AREAS AND STRUCTURES WILL ALSO REDUCE RUNOFF.

TREE LEGEND*

DENOTES PROPOSED EVERGREEN TREE SUCH AS NORWAY SPRUCE, SOUTHERN MAGNOLIA, WHITE PINE, OR VIRGINIA PINE 29 @ 175 SQ. FT.

DENOTES PROPOSED DECIDUOUS SHADE TREE SUCH AS RED MAPLE, WILLOW OAK OR JAPANESE ZELKOVA 18 @ 250 SQ. FT.

*ALL TREES TO BE PLANTED AT A MINIMUM CALIPER OF 3"

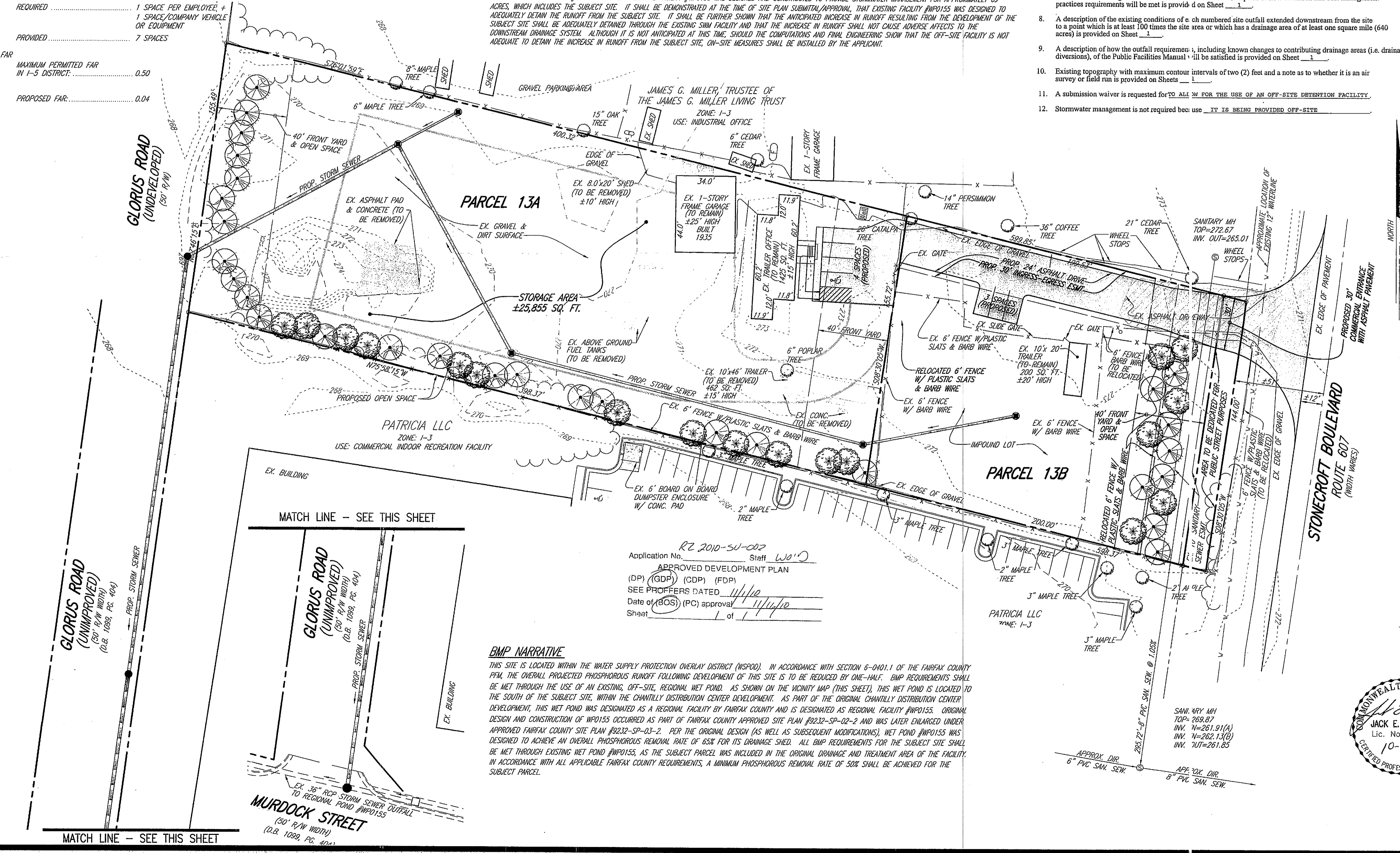
TREE COVER PROVIDED = 9,575 SQ. FT. OR 10% OF SITE

GENERALIZED DEVELOPMENT PLAN
BRYANT PROPERTY
FAIRFAX COUNTY, VIRGINIA
OCTOBER 14, 2009
REVISED: NOVEMBER 23, 2009
REVISED: JANUARY 12, 2010
REVISED: APRIL 2, 2010
REVISED: MAY 14, 2010
REVISED: JULY 22, 2010
REVISED: SEPTEMBER 23, 2010
REVISED: OCTOBER 20, 2010
SHEET 1 OF 1
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

RECEIVED
Department of Planning & Zoning
OCT 21 2010
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning
OCT 21 2010

SEALED PROFESSIONAL ENGINEER
JACK E. RINKER
Lic. No. 3958
10-2010



BMP NARRATIVE

THIS SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD). IN ACCORDANCE WITH SECTION 6-0401.1 OF THE FAIRFAX COUNTY PFM, THE OVERALL PROJECTED PHOSPHOROUS RUNOFF FOLLOWING DEVELOPMENT OF THIS SITE IS TO BE REDUCED BY ONE-HALF. BMP REQUIREMENTS SHALL BE MET THROUGH THE USE OF AN EXISTING, OFF-SITE, REGIONAL WET POND. AS SHOWN ON THE VICINITY MAP (THIS SHEET), THIS WET POND IS LOCATED TO THE SOUTH OF THE SUBJECT SITE, WITHIN THE CHANTILLY DISTRIBUTION CENTER DEVELOPMENT. ORIGINAL DESIGN AND CONSTRUCTION OF WP0155 OCCURRED AS PART OF FAIRFAX COUNTY APPROVED SITE PLAN #9232-SP-02-2 AND WAS LATER ENLARGED UNDER APPROVED FAIRFAX COUNTY SITE PLAN #9232-SP-03-2. PER THE ORIGINAL DESIGN (AS WELL AS SUBSEQUENT MODIFICATIONS), WET POND #WP0155 WAS DESIGNED TO ACHIEVE AN OVERALL PHOSPHOROUS REMOVAL RATE OF 65% FOR ITS DRAINAGE SHED. ALL BMP REQUIREMENTS FOR THE SUBJECT SITE SHALL BE MET THROUGH EXISTING WET POND #WP0155, AS THE SUBJECT PARCEL WAS INCLUDED IN THE ORIGINAL DRAINAGE AND TREATMENT AREA OF THE FACILITY. IN ACCORDANCE WITH ALL APPLICABLE FAIRFAX COUNTY REQUIREMENTS, A MINIMUM PHOSPHOROUS REMOVAL RATE OF 50% SHALL BE ACHIEVED FOR THE SUBJECT PARCEL.

Application No. RZ 2010-SU-002 Staff WJC
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/1/10
Date of (BOS) (PC) approval 11/14/10
Sheet 1 of 1